

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,000.00	\$2,543.21	\$456.79	6.95%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,896.00	\$1,976.00	277.40%	7.19%

Property Information

MLS Number: 21920812

Purchase Price:	\$304,619.00
Purchase Closing Costs:	\$1,976.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$306,595.00
After Repair Value	\$315,000.00



Property Description

Remodeled brick 4 plex, each place with 3 floors with heated & central air condition. Over 1,000 of finished SF plus another 500 SF basement ready to be finished per unit or 6,000 SF total! Second floor has 2 good sizes bedrooms and a full bathroom, main floor kitchen with a range, refrigerator & built-in microwave, a formal living & dining room.

Down Payment:	\$0.00
Loan Amount:	\$304,619.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$1,367.88

Income

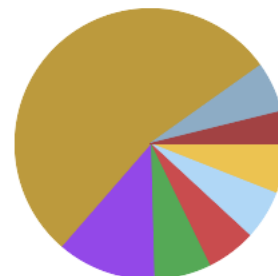
Legend: 4 (Yellow), 3 (Light Blue), 2 (Red), 1 (Green), Other (Purple)



4	\$750.00	3	\$750.00
2	\$750.00	1	\$750.00
Other	\$0.00		
Total	\$3,000.00		

Expenses

Legend: Vacancy (Yellow), Repairs (Light Blue), CapEx (Red), Insurance (Green), Management (Purple), P&I (Brown), Property Taxes (Light Blue), Misc (Red)



Vacancy	\$150.00 (5%)	Repairs	\$150.00 (5%)
CapEx	\$150.00 (5%)	Insurance	\$173.00 (6%)
Management	\$300.00 (10%)	P&I	\$1,367.88 (46%)
Property Taxes	\$152.33 (5%)	Misc	\$100.00 (3%)
Total	\$2,543.21 (85%)		

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.

Financial Projections

Total Initial Equity:	\$10,381.00
Gross Rent Multiplier:	8.46
Income-Expense Ratio (2% Rule):	0.98%
ARV based on Cap Rate:	-

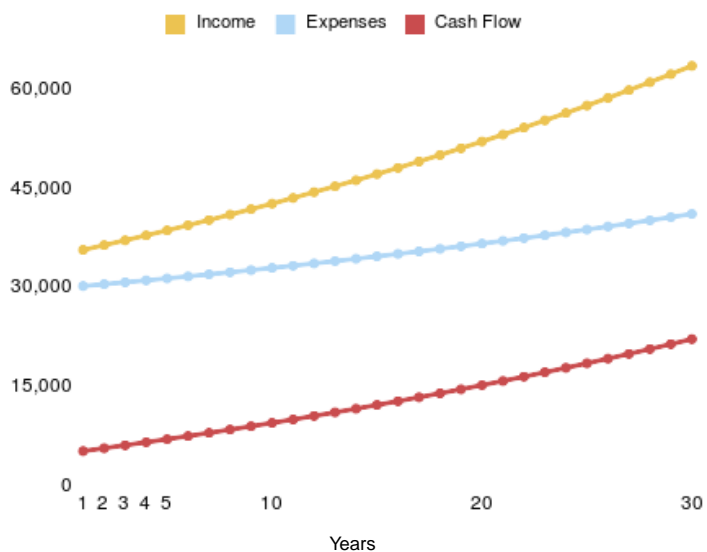
50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$1,367.88
Total Monthly Cashflow using 50% Rule:	\$132.12

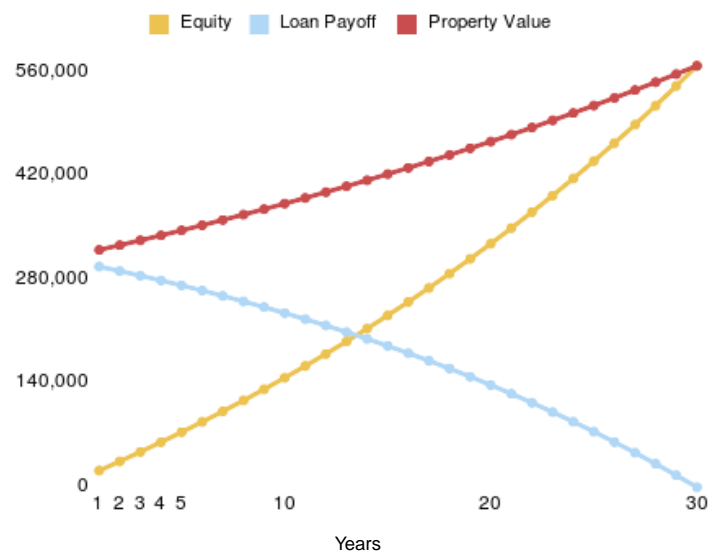
Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$36,000	\$36,720	\$38,968	\$43,023	\$47,501	\$52,445	\$63,930
Total Annual Expenses	\$30,519	\$30,801	\$31,681	\$33,270	\$35,024	\$36,961	\$41,461
Total Annual Cashflow	\$5,481	\$5,919	\$7,286	\$9,753	\$12,477	\$15,484	\$22,469
Cash on Cash ROI	277.40%	299.57%	368.75%	493.59%	631.42%	783.59%	1137.11%
Property Value	\$321,300	\$327,726	\$347,785	\$383,983	\$423,949	\$468,073	\$570,579
Equity	\$22,527	\$35,007	\$74,551	\$148,126	\$232,606	\$329,745	\$570,579
Loan Balance	\$298,773	\$292,719	\$273,234	\$235,857	\$191,343	\$138,329	\$0
Total Profit if Sold	\$3,542	\$21,491	\$80,105	\$194,881	\$333,393	\$498,729	\$924,506
Annualized Total Return	179%	245%	111%	58%	41%	32%	23%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	4000
Lot Size (sq. ft)	6000
Year Built	1927
Year Renovated	2019
Units	4
Stories	2
Property Type	Small Multifamily (2-4 Units)
County Appraised Value	290100
Heating	Yes
Cooling	1
Roofing	Roof Cover: Composition Roll; Roof Type: Shed
Flooring Types	wood
Wiring Condition	working
Plumbing Condition	working
Siding Material	brick

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